





**** CUL DE SAC LOCATION WITH
PARKING FOR 2 CARS **** Impressive
semi detached property offering a hall,
guest cloakroom , lounge and kitchen
diner. Three bedrooms, en suite shower
room and a family bathroom. Ample
parking and an enclosed rear garden.



HALL

Entrance door into the hall with radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Upvc double glazed window and a radiator,

INNER HALL

Stairs to the first floor.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Upvc double glazed window and doors onto the garden and a radiator. Fitted oven and hob, integrated dishwasher.

FIRST FLOOR LANDING

Doors to. -

BEDROOM 1

Upvc double glazed window and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

OUTSIDE

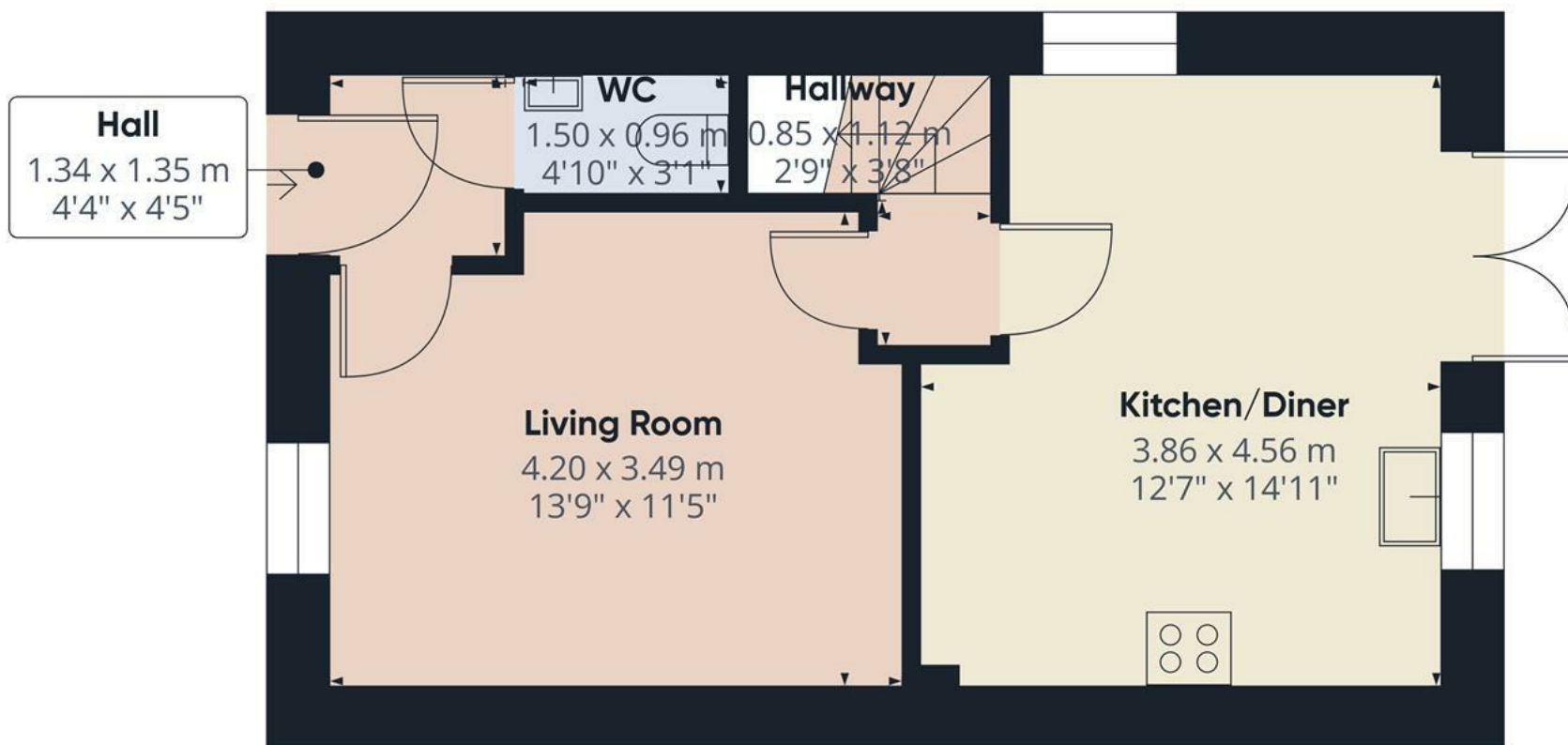


Double width drive to the front providing parking for up to 2 cars. Enclosed rear garden with lawn and patio.









Approximate total area⁽¹⁾

36.1 m²

389 ft²

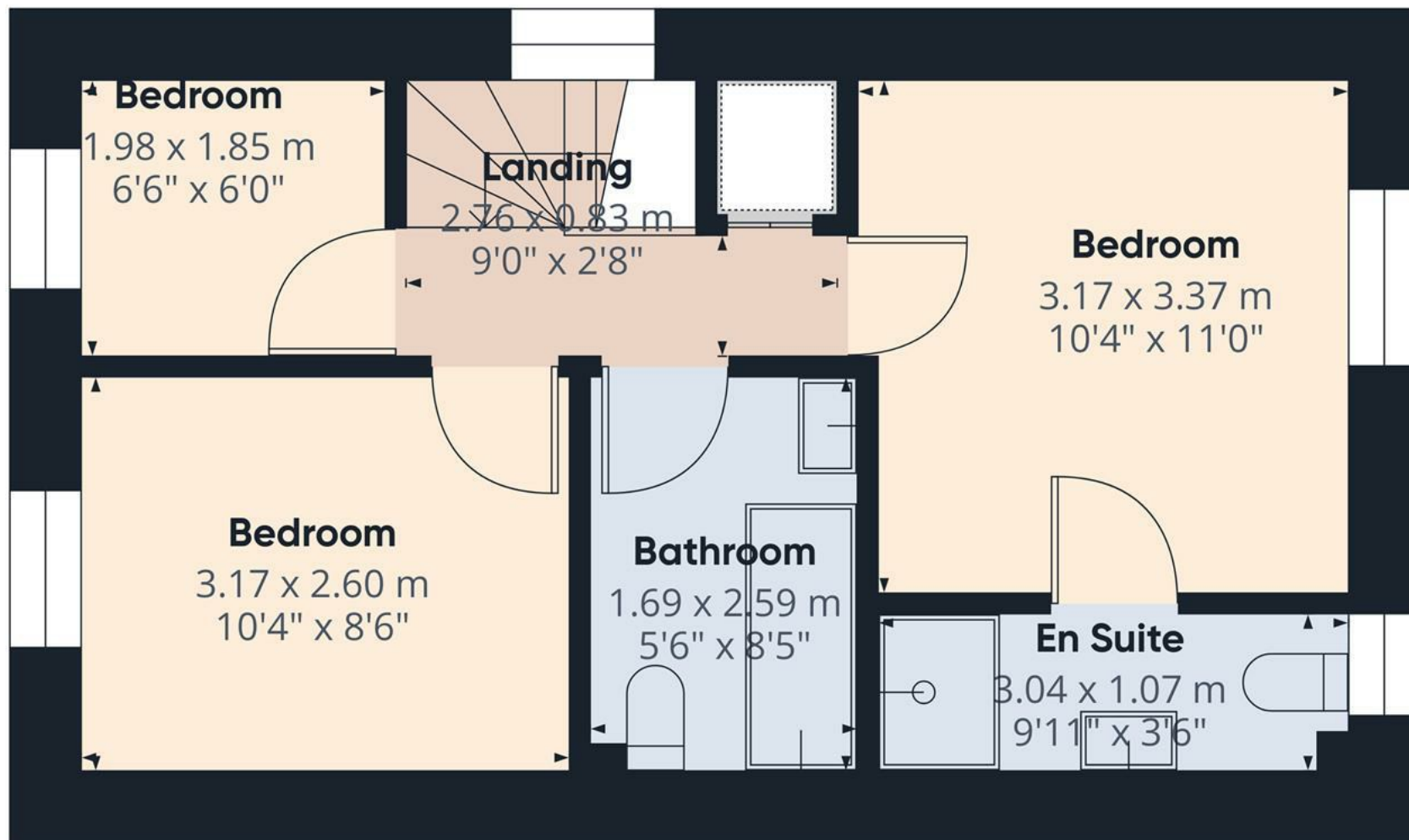
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾

32.4 m²

348 ft²

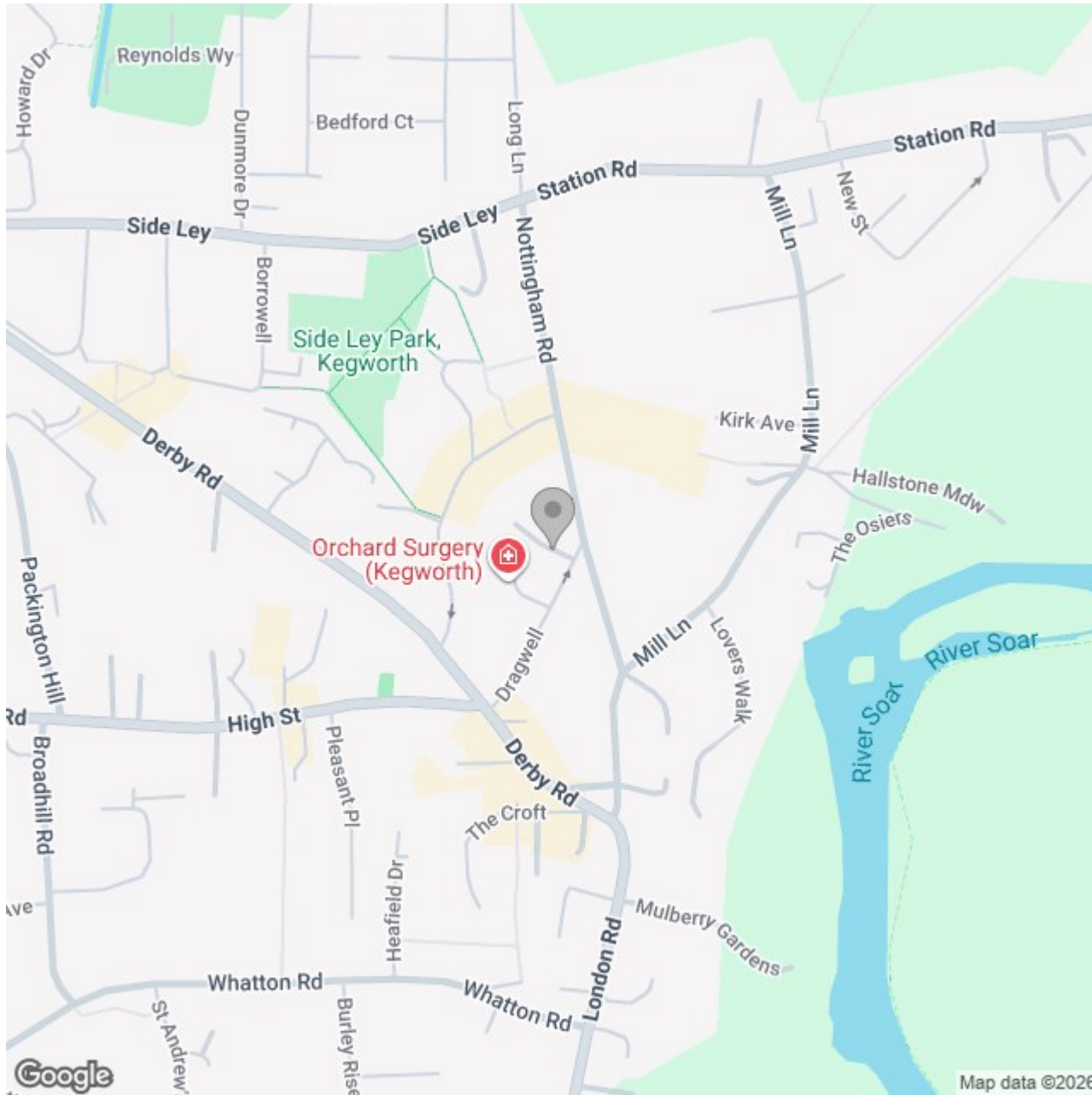
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	